

Torbay's Housing Crisis Review

DRAFT Scope and Timeline

Scope

The purpose of the review is to consider issues impacting on Torbay's housing crisis and explore what action is being taken to address the following key areas:

- shortage of temporary accommodation;
- implications of short term leases;
- social and affordable housing and the work of TORVISTA;
- empty properties;
- general housing supply; and
- the work of the Strategic Housing Board.

This links to the following Thriving People Priority Actions:

- Deliver and update our Housing Strategy Action Plan, including working with developers to encourage sites to be brought forward, to ensure a five-year housing land supply, thereby protecting our green spaces.
- Continue to work to enable work to start on stalled development sites across Torbay.
- Develop a sufficiency strategy approach to reduce the need for temporary accommodation.
- Working with Registered Providers across Torbay, facilitate the availability of social and affordable accommodation to enable people to move on from temporary accommodation including 'next steps' accommodation.

Timescales

- See further details below.

<p>Methodology</p> <p>The Review Panel was established at Overview and Scrutiny Board 14 July 2021.</p> <p>Task-and-finish group established to receive briefing notes and information arising from Call for Evidence (various dates).</p> <p>Overview and Scrutiny Board in (to be confirmed) for final agreement of recommendations for presentation to Cabinet and/or Council.</p>	<p>Communications and Engagement</p> <ul style="list-style-type: none"> • Direct emails to (partners, voluntary and community groups, registered landlords) • Invites to meetings (various) • Publication of final report (to be confirmed)
<p>Information required</p> <ul style="list-style-type: none"> • As set out against each meeting below. • Overall update on the Council’s Housing Strategy and Action Plan (the Action Plan is made up of four key areas which are each being developed separately). • Timeline for future decision points (set out below). 	<p>Membership of Task-and-Finish Group: Councillor Foster, Scrutiny Lead for Corporate and Community Services (Chairwoman of the Group) plus Councillors Barnby, Brown, Bye, Mandy Darling, Douglas-Dunbar, Johns, Kennedy, Barbara Lewis, Chris Lewis, O’Dwyer, David Thomas, Jackie Thomas</p> <p>External Advisors to the Panel: Alistair Allender, Independent Chairman of the Strategic Housing Board Steve Barriball, Citizen’s Advice Torbay Community Development Trust (to be confirmed) Stuart Bakewell, Shekinah</p> <p>Support Officer: Teresa Buckley</p>

Meeting/Milestone	Action	Information Required	Key Lines of Enquiry
Task and Finish Group (meeting 1 - 27 September 2021)	<ul style="list-style-type: none"> Agreement of scope and timeline of the review and call-for-evidence. 	<ul style="list-style-type: none"> Draft Scope and timeline 	
Task and Finish Group (meeting 1 date to be confirmed)	<ul style="list-style-type: none"> To receive an update on the work of the Strategic Housing Board (Alistair Allender/Kevin Mowat/Jo Williams). 	<ul style="list-style-type: none"> Housing Strategy. Housing Strategy Action Plan. Presentation on Housing Need. Housing need and impact on health and social care. 	<ul style="list-style-type: none"> What is the purpose of the Strategic Housing Board? How will the Board ensure that the housing crisis is managed in a timely manner?
Task and Finish Group (meeting 2 date to be confirmed)	<ul style="list-style-type: none"> To receive an update on the level of demand for temporary accommodation and consider if and is there sufficient capacity in place that is appropriate to meet statutory duties (Tara Harris/Lianne Hancock). To consider the demand on the service overall and ability to meet statutory duties in respect of housing needs (Tara Harris/Lianne Hancock). 	<ul style="list-style-type: none"> Temporary Accommodation (TA) needs analysis. Current usage by families etc, costs, provision, length of stay etc. Including information to illustrate the level of complexity which is now presenting. TA procurement strategy and progress including leased properties etc. Previous, current and projected spend. Demand on the service and impact on resourcing. Interventions put in place to manage demand, complexity and resourcing. 	<ul style="list-style-type: none"> How does the Council assess accommodation needs? What are the challenges in finding suitable accommodation? What are the opportunities to work differently with the community, voluntary sector and housing providers/owners to increase capacity and matching of suitable accommodation to tenants? How is the Housing Service ensuring it is meeting its statutory requirements? <p>Additional invitees:</p> <ul style="list-style-type: none"> Local letting agent to be invited to attend to provide their perspective.

Meeting/Milestone	Action	Information Required	Key Lines of Enquiry
			<ul style="list-style-type: none"> Residents who have been through the process to be invited to attend to provide their perspective.
Task and Finish Group (meeting 3 date to be confirmed)	<ul style="list-style-type: none"> To receive an update on housing supply and predicted future need within Torbay (David Edmondson/Adam Russell/Tara Harris/Nancy Meehan) 	<ul style="list-style-type: none"> Papers from Strategic Housing Board providing an overview – detailing needs by sector including HEENA report (draft) Feedback from reviews – MHCLG – Young people. Current Housing Land Supply data and future predicted housing need. Stalled sites data Data on adult services housing need and availability. Data on care experienced young people’s need and availability. 	<ul style="list-style-type: none"> What is being done to bring empty properties back into use, including grants and organisations available to assist homeowners? How is the planning system being utilised to bring forward suitable housing e.g. larger family homes, single units, units for care experienced young people or units assist adults to live independently? What action is being taken to encourage more development of brown field and stalled sites to bring forward new housing.
Task and Finish Group (meeting 4 date to be confirmed)	<ul style="list-style-type: none"> To receive an update on the work of TORVISTA in bringing forward social and affordable housing (Liam Montgomery/David Edmondson). To receive an update from social housing providers and community housing organisations on their work in bringing forward social housing (see additional invitees). 	<ul style="list-style-type: none"> Overview on work of TORVISTA, including planned and delivered work. Level of social and affordable housing in train against need. Shelter conversation and lobbying about affordable / social rents. Occupancy of social rented properties and how to bring more properties back into use. 	<ul style="list-style-type: none"> Based on the information discussed at previous meetings, what action is being taken to meet the need for affordable and social housing? How can we work differently together to increase availability of suitable accommodation? <p>Additional invitees:</p> <ul style="list-style-type: none"> Sanctuary Housing Sovereign Housing

Meeting/Milestone	Action	Information Required	Key Lines of Enquiry
			<ul style="list-style-type: none"> • Fran Mason – Community Housing Organisation
Overview and Scrutiny Board – (to be confirmed)	Agreement of final report to Cabinet/Council		

Updated 16 September 2021